

AGENDA
PLANNING COMMISSION
116 WEST NEEDLES, BIXBY, OKLAHOMA
NOVEMBER 21, 2016 6:00 PM

CALL TO ORDER

ROLL CALL

CONSENT AGENDA

1. Approval of Minutes for the Planning Commission Meeting: October 27, 2016

PUBLIC HEARINGS

2. **ZONING AND PUD REQUEST FOR 161 & MEMORIAL**, Applicant, Rausch Coleman

BXZO-16.08 161 MEMORIAL (DEVELOPMENT AREA A) CS (Commercial Shopping) (PUD)

BXZO-16.09 161 MEMORIAL (DEVELOPMENT AREA B) RS-3 (Residential Single Family) (PUD)

BXPUD-16.05 161 MEMORIAL

Discussion and Recommendation on the approval of two (2) ZONING requests *BXZO-16.08 & BXZO-16.09 161 & MEMORIAL* and approval of the companion PUD request *BXPUD-16.05 161 & MEMORIAL*; the zoning requests propose to change DEVELOPMENT AREA A from AG (Agriculture) to CS (Commercial Shopping District), and DEVELOPMENT AREA B from AG (Agriculture) & RS-3 to All RS-3 (Residential Single-family) with the proposed companion PUD for the purpose of Single-family and Commercial Development; 144 acres in part of Section 25, T17N, R13E; the property is located south of 161st E. Ave and east of Memorial, Bixby, Oklahoma

PLATS

OTHER BUSINESS

3. Discussion, Review, and Acceptance of the Planning Commission Opening Rules

ADJOURNMENT

Posted By: City Staff on behalf of Marcae' Hilton

Date: November 18, 2016

Time: 5:00PM



Persons who require a special accommodation to participate in this meeting should contact Development Services, 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430, or via Email: jmohler@bixbyok.gov as far in advance as possible and preferably at least 48-hours before the date of the meeting. Persons using a TDD may contact OKLAHOMA RELAY at 1-800-722-0353 and voice calls should be made to 1-800-522-8506 to communicate via telephone with hearing telephone users and vice versa.

MEETING MINUTES - SPECIAL MEETING
PLANNING COMMISSION
116 WEST NEEDLES, BIXBY, OKLAHOMA
October 27, 2016 **6:30 PM**

In accordance with the Oklahoma Open Meeting Act, Title 25 O.S. Section 311, the agenda for this meeting was posted on the bulletin board in the lobby of City Hall, 116 W. Needles Ave., Bixby, Oklahoma on the date and time as posted thereon, a copy of which is on file and available for public inspection, which date and time was at least twenty-four (24) hours prior to the meeting, excluding Saturdays and Sundays and holidays legally declared by the State of Oklahoma.

STAFF PRESENT:

Marcae' Hilton, City Planner

OTHERS ATTENDING:

See attached Sign-In Sheet

CALL TO ORDER Chair Lance Whisman called the meeting to order at 6:37 PM.

ROLL CALL

Members Present: Larry Whiteley, Jerod Hicks, and Lance Whisman, Tom Holland

Members Absent: Steve Sutton

CONSENT AGENDA

1. Approval of Minutes for the Planning Commission Meeting: September 19, 2016

2. **LOT SPLIT & LOT COMBINATION-BXLS-16.04 KN HOLDING, BXLC-16.03 KN HOLDING**
Applicant, K.S. Collins of Collins Land Surveying, Inc., Approval of a Lot Split and Lot Combination in Section 13, T17, R13E

Property Generally Located: North of 151st Street South and east of Memorial

Motion was made by Tom Holland and seconded by Larry Whiteley

ROLL CALL:

AYE: Holland, Whiteley, Hicks and Whisman

NAY: None

ABSTAIN: None

MOTION PASSED: 4:0:0

PUBLIC HEARINGS-NONE

PLATS

3. **PRELIMINARY PLAT-THE COTTAGES AT QUAIL CREEK, BXPUD-16.03**

Applicant, Ricky Jones of Tanner Consulting

Review, discussion and recommendation on a Preliminary Plat for approximately 8.851 acres for the purpose of a Single-family Residential Development in Section 02, T17, R13E

Property Generally Located: West of Memorial one-quarter mile and north of 131st Street one-half mile

STAFF PRESENTATION: Marcae' Hilton, City Planner

The applicant received approval from City Council on September 12, 2016, for a change in Zoning from AG to RS-3 along with BXPUD-16.03 *Cottages of Quail Creek* in order to complete the next phase of the Quail Creek of Bixby and Quail Creek Villas of Bixby development.

Special attention has been given to the Reserve Area which is combined with Reserve A and Lot 40, Block 2, of Quail Creek (Plat #6613) to provide a neighborhood amenity containing accommodations such as a pool, clubhouse, and play area. This collective area, located in the northwest corner of the plat will serve as the second point of access to the subdivision and as a connector street to Quail Creek. Reserve A and Lot 40, Block 2, Quail Creek of Bixby will be replatted with Cottages at Quail Creek and residents of the various Quail Creek subdivisions will make use of the combined area. There is still an outstanding Minor Amendment to PUD 76 requirement for Quail Creek; the amendment will allow Lot 40 Block 2 to serve a use other than residential.

The Technical Advisory Committee (TAC) heard this item on Wednesday, October 05, 2016. Tanner will be coordinating closely to identify the actual location of the Utilities and amenities. TAC and Fire Marshal comments are included in the report. Staff requests all outstanding comments be resolved before submittal of the Final Plat to City Council.

Staff believes the *Preliminary Plat for The Cottages at Quail Creek* meets the requirements of the Zoning Regulations and Bixby Land Use.

Staff recommends approval of the Preliminary Plat *The Cottages at Quail Creek, BXPUD-16.03* subject to the resolution of comments from Staff and TAC.

Ricky Jones of Tanner Consulting spoke on behalf of the Developer
Discussion ensued regarding PUD approval.

Motion was made by Tom Holland and seconded by Larry Whiteley

ROLL CALL:

AYE: Holland, Whiteley, Hicks and Whisman

NAY: None

ABSTAIN: None

MOTION PASSED: 4:0:0

4. PRELIMINARY & FINAL PLAT-KUM & GO 835 ADDITION

Applicant, Chris Cloyde of Crafton, Tull & Associates, Inc.

Review, discussion and recommendation on Preliminary and Final Plat for approximately 1.32 acres for the purpose of a convenience store in Section 11, T17N, R13E

Property Generally Located: South of the southwest corner of 131st and Memorial

STAFF PRESENTATION: Marcae' Hilton, City Planner

This parcel was originally part of VNB Addition, Plat 6192, filed March 14, 2008. The 2.41 acres proposed two (2) lots, one (1) block. KUM & GO has purchased Lot (1) Block (2) a 1.32-acre parcel and is working through their attorney to vacate a portion and re-subdivide Plat 6192. There are several easements, which are no longer needed, slight changes of access, and new ownership making the plat vacation paramount to a cleaner final product.

The primary access to the subdivision is via S. Memorial Dr. / U.S. Highway 64. The consultant has worked with ODOT to modify the Limits of No Access (LNA), which were placed along sections of the Memorial Dr.; staff believes the changes represent safer access options.

The Technical Advisory Committee (TAC) heard this item on Wednesday, October 05, 2016. TAC and Fire Marshal comments are included in report. Staff requests all outstanding comments be resolved before submittal of the Final Plat to City Council.

Staff believes the *Preliminary Plat for Kum & Go 835* meets the requirements of the Zoning Regulations and Bixby Land Use.

Staff recommends approval of the Preliminary and Final Plat of KUM & GO 835 ADDITION A RE-SUBDIVISION OF LOT 2 BLOCK 1, VNB ADDITION subject to the resolution of comments from Staff and TAC.

Chris Cloyde of Crafton Tull spoke on behalf of Kum & Go.

Discussion ensued regarding screening requirements along full length of west, old Kum & Go building and hydrology.

Motion was made by Tom Holland and seconded by Larry Whiteley

ROLL CALL:

AYE:	Holland, Whiteley, Hicks and Whisman
NAY:	None
ABSTAIN:	None
MOTION PASSED:	4:0:0

OTHER BUSINESS

5. Consider, Discuss, and Select a Planning Commission Member to serve as representative for the Comprehensive Plan Consultant Selection Committee

STAFF PRESENTATION: Marcae' Hilton, City Planner

Planning Commissioners discussed the duties of the Comprehensive Plan Consultant Selection Committee, 1 City Councilor and 1 Planning Commissioner was asked to serve as well as several staff. There was an error on page 3 of the RFQ, the Barbeque and Blues was not organized by Optimist Club, it was organized by the Rotary Club. Jerod Hicks volunteered to serve as a Committee Member. Tom Holland said he would serve as well especially if Jerod could not be present, but could not fully commit due to his schedule. Lance Whisman was interested but commented his work schedule would be busy due to year-end tasks.

APPOINTED: JEROD HICKS

APPOINTED AS SCHEDULE ALLOWS: TOM HOLLAND

Motion was made by Larry Whiteley and seconded by Jerod Hicks

ROLL CALL:

AYE:	Holland, Whiteley, Hicks and Whisman
NAY:	None
ABSTAIN:	None
MOTION PASSED:	4:0:0

6. Discussion, Review, and Acceptance of the Planning Commission Opening Rules

STAFF PRESENTATION: Marcae' Hilton, City Planner, this item was mentioned previously by Jared Hicks per the City Council. These items were taken primarily from the Tulsa Metro Area Planning Commission and have been adopted by Board of Adjustment as is presented.

In order to conduct the zoning public hearing in an orderly manner, we ask that you abide the following rules:

- 1) The Commission will first hear from the Staff:
 - a. Explanation of the proposed item
 - b. Physical facts of the property under application
 - c. Surrounding property

- d. Presentation of the Staff's recommendation
- 2) The Commission will hear the applicant's presentation (not to exceed 10 minutes)
- 3) The Commission will hear from any interested parties or Protestants.
 - a. Each speaker will have up to 5 minute times
 - i. No Sharing of minutes
 - ii. One (1) opportunity to speak
 - iii. 30 minutes or less total (public hearing portion)
 - b. THOSE WISHING TO SPEAK MUST USE THE SIGN-IN SHEET
- 4) Please For Public Record, if you do choose to speak
 - a. State your name
 - b. State your address
- 5) The Commission will hear the applicant's rebuttal, if any, not to exceed ten (10) minutes.
 During the hearing, the Commission may ask questions of staff, the applicant or interested parties.
 In the room are representatives of the Legal Department and the City of Bixby Staff. We do have a
 taping system; therefore, please direct all of your comments into the microphone.

CITIZEN COMMENT: Jay Mauldin, 7341 E 119th Place, Bixby OK 74008

Mr. Mauldin argued for approximately 15 minutes the rules needed more options. He submitted a copy of the *Adoption of a City Council Rule on Public Comment at Council Meetings* for the City of Bixby and asked the Planning Commission to compare and contrast with City Council rules, to consider adding similar language especially striking the no sharing of minutes due to being too restrictive. He had concerns about the language, which limited speakers to one opportunity to speak. Stating the language does not allow for rebuttal by citizens. He felt he might need to set his record straight during a hearing, if someone was to mischaracterize his or others comments. He asked not to adopt tonight, he preferred all 5 PC members be present for the decision. He mentioned concerns about public access to information and what is going on down here (City Hall)...

Marcae Hilton' City Planner: noted he was off topic in reference to talking about meeting minutes and postings on the website

Mr. Mauldin stated people need to know what is going on, and if they were subjected to these rules would be problematic and they are seen as an attempt to squelch public involvement in these processes, he felt the rules were well intentioned but misguided.

Jared Hicks, Planning Commission: rules are put into place to set boundaries, in any discussion, which is at hand, I do not think anyone would have any problem saying let's stay here until we get things resolved. The PC is a technical commission, and reviews the project per zoning regulations and land use. The City Council is where there can be deeper conversations about what is good for our community. He gave an example of the recent Addison Creek Plat Hearing. He stated the rules being set in place are here to help us keep on track based on what we are here for.

Mr. Mauldin: stated, public hearings are public hearings, he was not suggesting we do not have rules, he was just suggesting be careful in just jumping on rules are proffered for your consideration. He also questioned if the 5 minutes applied per meeting or per agenda item? More Discussion ensued.

Marcae' Hilton, City Planner read the rules aloud and clarified the 5 minutes were per item.

Mr. Mauldin: additional comments

Jared Hicks, Planning Commission: there has to be some basis for rules, but there is always an exception...

Mr. Mauldin: referred to Council Rules 2 F.....

Tom Holland: (CC 2F) that is probably a reasonable request; the rules allow the Commission to maintain an orderly meeting. Jared has a valid point as well, bottom

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line; this is not the avenue or venue for these types of discussions, we are not the political side he stated we are trying to establish clear guidelines

Mr. Mauldin: stated he concurs, there should be rules...the public has the right to participate at Public Hearings, it is hard to know these things because it is not posted...City is afraid to let the people know

Marcae' Hilton: Marcae' stated we (the City) don't try to keep secrets and it is insulting when we are accused of that, it is completely contrary to the philosophy if the City Manager, City Council, and Staff we are as transparent as our schedules and our times allow within the law that is required and we meet those requirements.

Mr. Mauldin: you expect me to believe that?

Chair Whisman, Commissioner Holland: YES!

Mr. Mauldin: Mr. Mauldin stated, there is more to this than meets the eye!

Motion was made to continue to next meeting with changes to be approved by Larry Whiteley and seconded by Tom Holland

ROLL CALL:

AYE: Holland, Whiteley, Hicks and Whisman

NAY: None

ABSTAIN: None

MOTION PASSED: 4:0:0

7. Approval of 2017 Calendar

STAFF PRESENTATION: Marcae' Hilton, City Planner

The Planning Commission discussed and approved the calendar with one change Planning Commission will not meet Thanksgiving Week in 2017-November Dates changed from Monday the 20th of November to Tuesday the 14th of November.

Motion was made by Tom Holland and seconded by Lance Whisman

ROLL CALL:

AYE: Holland, Whiteley, Hicks and Whisman

NAY: None

ABSTAIN: None

MOTION PASSED: 4:0:0

ADJOURNMENT

There being no further business, Chair Lance Whisman declared the meeting Adjourned at 7:42 PM.

APPROVED BY:

Chair

Date

City Planner/Recording Secretary



CITY OF BIXBY
P.O. Box 70
116 W. Needles Ave.
Bixby, OK 74008
(918) 366-4430

STAFF REPORT

To: Bixby Planning Commission

From: Marcae' Hilton, City Planner

Date: Monday, November 21, 2016

RE: Report, Discussion and Recommendation:
ZONING AND PUD REQUEST FOR 161 & MEMORIAL, Applicant, Rausch Coleman

BXZO-16.08 161 MEMORIAL (DEVELOPMENT AREA A) CS (Commercial Shopping) (PUD)

BXZO-16.09 161 MEMORIAL (DEVELOPMENT AREA B) RS-3 (Residential Single Family) (PUD)

BXPUD-16.05 161 MEMORIAL

Discussion and Recommendation on the approval of two (2) ZONING requests **BXZO-16.08 & BXZO-16.09 161 & MEMORIAL** and approval of the companion PUD request **BXPUD-16.05 161 & MEMORIAL**; the zoning requests propose to change DEVELOPMENT AREA A from AG (Agriculture) to CS (Commercial Shopping District), and DEVELOPMENT AREA B from AG (Agriculture) & RS-3 to All RS-3 (Residential Single-family) with the proposed companion PUD for the purpose of a Single-family and Commercial Development; 144 acres in part of Section 25, T17N, R13E; the property is located south of 161st E. Ave and east of Memorial, Bixby, Oklahoma

REQUEST: Zoning Changes

- **DEVELOPMENT AREA A** from AG (Agriculture) to CS (Commercial Shopping) (PUD)
- **DEVELOPMENT AREA B** from AG (Agriculture) & RS-3 to RS-3 Residential Single Family & (PUD)
- Recommendation of Approval of proposed companion **PUD** (Planned Unit Development)

EXISTING ZONING: **DEVELOPMENT AREA A** AG (Agriculture)
DEVELOPMENT AREA B AG (Agriculture) & RS-3

LOCATION: South of 161st E. Ave and east of Memorial

STR: Section 25, T17N, R13E

LOT SIZE: 144 Acres

EXISTING USE: Undeveloped Agriculture

PUBLIC INPUT: (1)

PROPOSED USE/DETAILS: The applicant requests a recommendation of approval of Planned Unit Development (BXPUD-16.05 161 & MEMORIAL). The PUD will serve as a Master Plan including long-term phased residential development areas with commercial adjacent to Memorial surrounded by Single-family residential. The tract of land surrounds the existing Pecan Park (Mobile Home Park).

DEVELOPMENT AREA A, 5.88 Acres, CS (Commercial Zoning District), Uses permitted as a matter of right in CS (Commercial Shopping) excluding “sexually oriented” uses
Use Units 1, 4, 5, 10, 11, 12, 13, 14, 19 allowed by right.

	Code for CS	PUD
Floor Area Ratio:	.50	.50
Building Height:	5 stories or 70 FT	Not to exceed 3 stories
Street Frontage:	150 FT Arterial	100 FT
Setbacks:		
Arterial ROW	50 FT	50 FT
Non-arterial ROW	25 FT	25 FT
Adjacent Residential	10 FT*	20 FT
All other Lots		0 FT
Landscaping	15%	15%
Min/Max Parking	Per Use Unit	Per Use Unit
Other Bulk and Area	Per Code CS	As required within the CS District

*Plus 2 feet setback for each 1 foot of building height exceeding 15 feet if the abutting property is within RE, RS, RD district

DEVELOPMENT AREA



PHASING CONCEPT



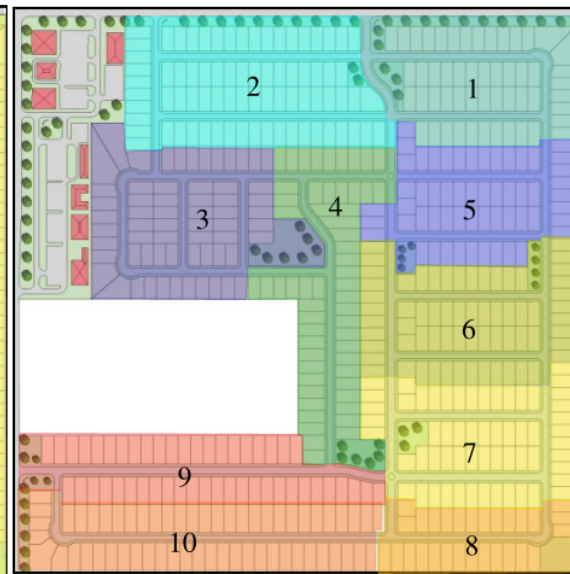
DEVELOPMENT AREA B, 128.70 Acres, RS-3 (Residential Single-family) uses permitted by right in RS Zoning Districts including those uses listed as permissible Accessory Uses (Use Units 2, 4, 5, and 7); as well as Area Wide Uses by Right (Use Units 1, 6, 7)

	Code for RS-3	PUD
Maximum No. of Lots	NA	560
Lot Width	65	60
Minimum Lot Size	6,900	6,600
Building Height:	48 FT	2 Stories or 35 feet
Off Street Parking		2 Enclosed Spaces Per Dwelling Unit
Min. Livability Space	4,000 SQ FT	2, 000 SQ FT
Setbacks:		
Front Yard	25 FT	20 FT
Rear Yard	20 FT	20 FT
Side Yard/Street	5 FT	15 FT
Side Yard Not/Street	5 FT	5 FT
Other Bulk and Area		
Min Dwelling Size	NA	1,175 SQ FT
Min Masonry First Fl.		80% Masonry up to first floor Plate -35% brick Masonry may include: James Hardie Board, Stucco, EIFS, Stone or Brick

DEVELOPMENT AREA



PHASING CONCEPT



BACKGROUND INFORMATION:

SURROUNDING ZONING AND LAND USE:

North: CG (Commercial General), RS-3 (Single-family Residential)(PUD 39)

West: AG-undeveloped agriculture parcel

Middle: RMH-Residential Mobile Home

South: AG-undeveloped agriculture parcel

East: AG-undeveloped agriculture parcel

COMPREHENSIVE PLAN:

Land Use Intensities: Medium Intensity, Low Intensity, Development Sensitive

Land Use: Vacant, Agricultural, Rural Residences, and Open Land

Urban Design Elements:

Public Facilities: Planned Community Trails

ATTACHMENTS:

1. Ariel Map
2. Case Maps (3)
3. PUD
4. GO PLAN Trails Map

Staff believes the proposed Zoning request meets the requirements of the Zoning Regulations and Land Use objectives.

Staff believes the proposed Master Planned PUD request meets the requirements of the Zoning Regulations and Land Use objectives per Ordinance 272, 4-2-1974: 11-7I-2:

PURPOSES:

The purposes of the Planned Unit Development are to:

- A. Permit innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties;
- B. Permit flexibility within the development to best utilize the unique physical features of the particular site;
- C. Provide and preserve meaningful open space; and
- D. Achieve a continuity of function and design within the development.

STAFF RECOMMENDATION: Staff recommends Approval of *BXZO-16.08 & BXZO-16.09 161 & MEMORIAL* and approval of the companion PUD request *BXPUD-16.05 161 & MEMORIAL* with the following conditions (not a complete list)(11.17.16 Applicant has corrected much of the comments below):

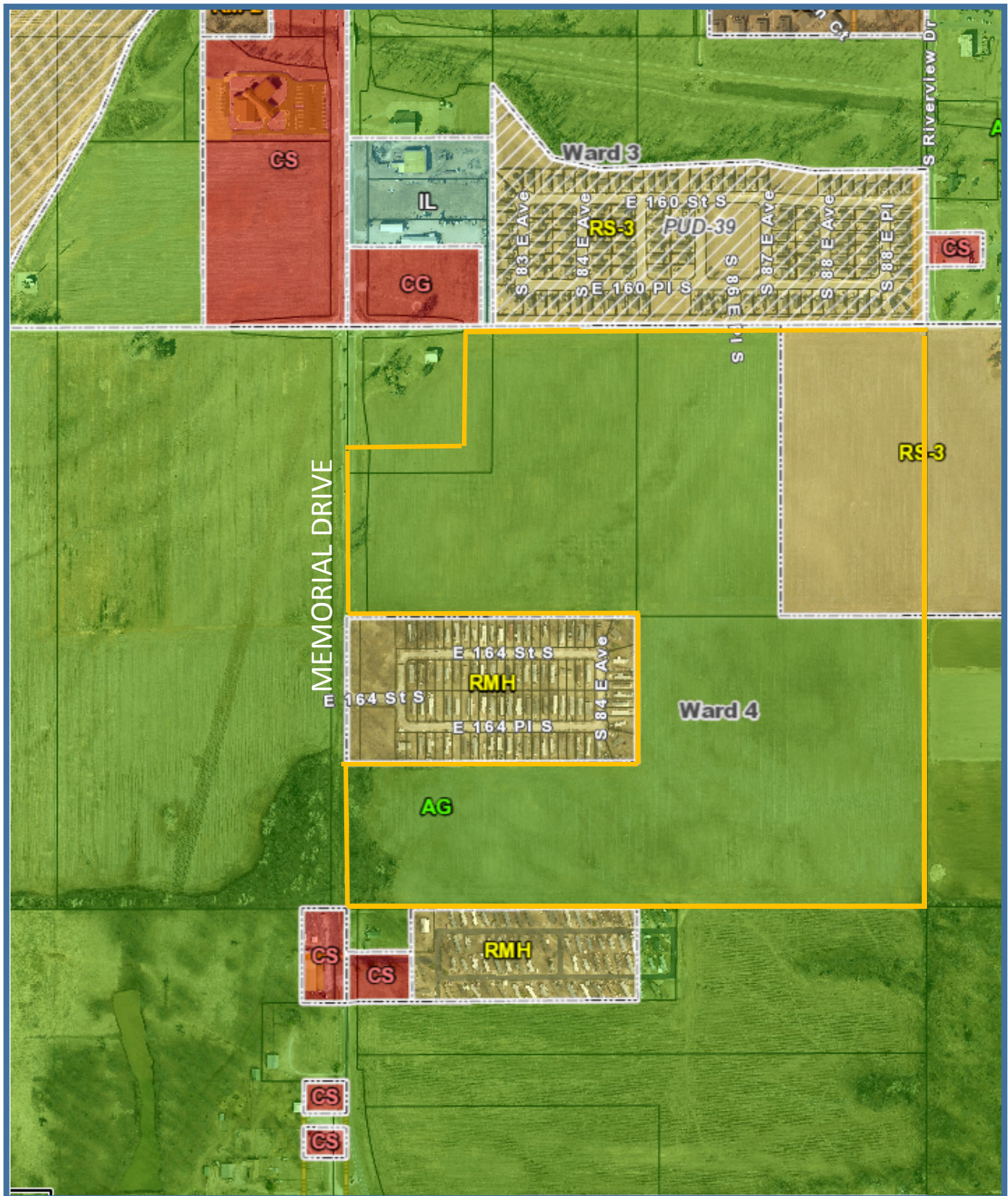
1. All PUD changes shall be corrected before submittal to City Council
2. Correct the title to read:

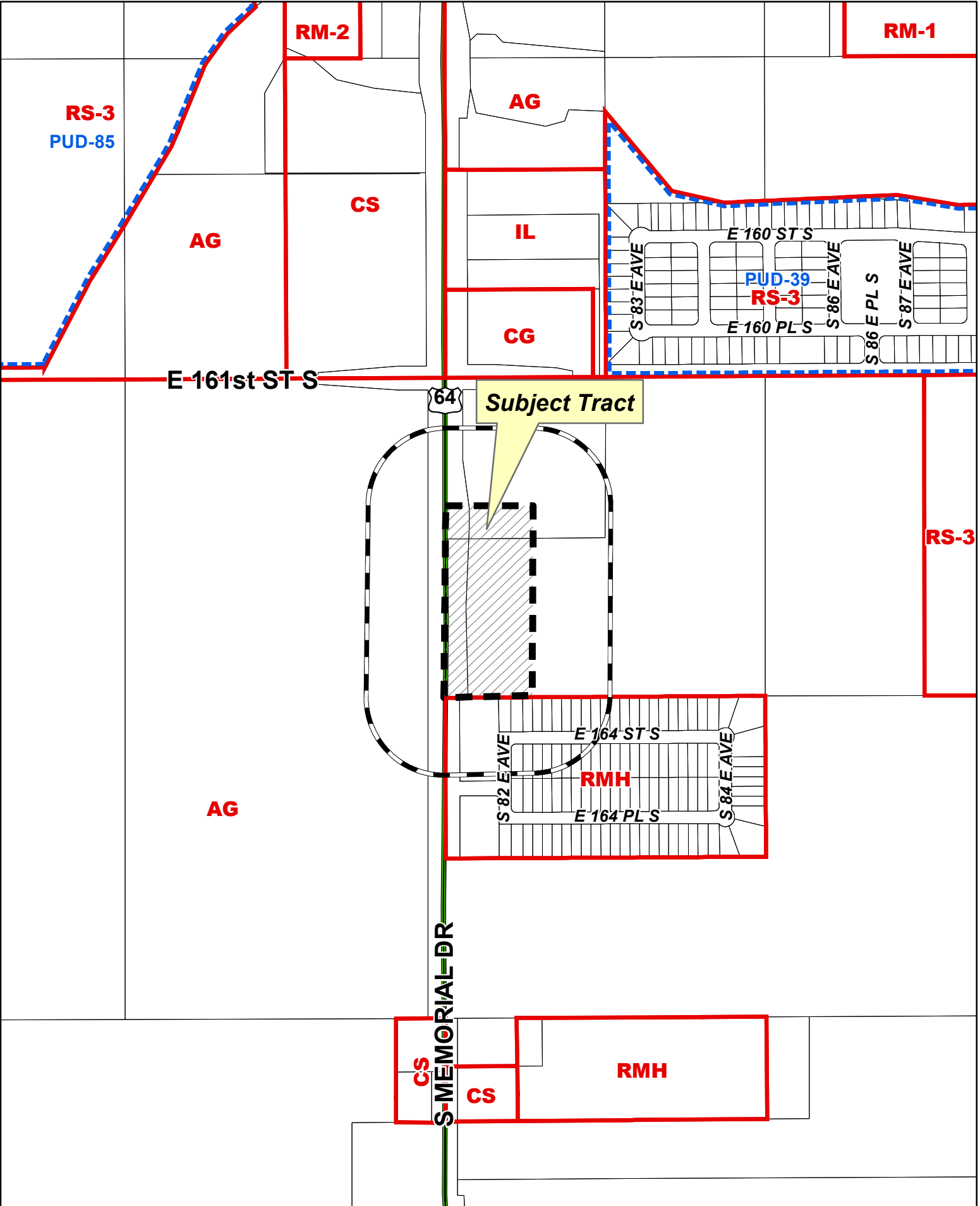
BXPUD-16.05 161 & MEMORIAL

3. Per Pre-Development Meeting:
 - a. Provide connection (stub-out street) to:
 - i. Riverview Street with traffic circle
 - ii. 2 Connections to East with traffic circles

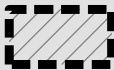
- iii. 1 connection to South with traffic circle
 - b. Provide access to Commercial Development from Residential Area
 - c. Please provide conceptual drainage report-details to SCOPE AND CONCEPT Page 4 OF 16
 - d. Change verbiage: major thoroughfares to Memorial and 161 E. Ave Page 4 of 16
 - e. Add word: Park to Pecan in 4th paragraph, Page 4 of 16
 - f. Expound: paragraph 5, Page 4 of 16
 - i. Rausch Coleman paying all costs associated with design work....
 - 1. Roughly how much dirt?
 - 2. Roughly how much detention?
 - 3. How many acres?
 - 4. City Engineer design piece
 - 5. Masterplan Regional Detention
 - ii. Dedicate a Trail along east boundary of property
 - 1. INCLUDE TRAILS LANGUAGE-refer to Go Plan if needed
 - 2. Acknowledge the trails adjacent to property along east will be developed
 - 3. Identify trails as an amenity
 - 4. Create language requiring access from development areas to trail
 - 5. Trail to allow safe pedestrian accessibility to school
 - g. Page 7 of 16: Add detailed concepts for each Development (modify language below as needed):
 - i. Each development will be phased
 - ii. "All Residential Development will be platted, the Plat will serve as a Site Plan for each phase"
 - iii. "All Commercial Development will be platted and go through the Site Plan Process as developed"
 - h. Page 8 of 16: Add fencing requirement language-columns of brick/stone will be added at intervals to provide aesthetic appeal. (11-8-10 B 1-8, E)
 - i. Change the language of paragraph 4, Page 8 of 16-Comprehensive Plan Modification is not required, Development Sensitive, Low High are all allowed with PUD
 - j. Add Sidewalk language per code: every arterial street, collector street or minor street (12-3-2 N)
 - k. Add infrastructure plan/phases per Fire Marshal-Phase 1 over 30 lots need to tie in
4. Per TAC Meeting:
- a. All Utilities underground
 - b. ONG-layout front, front easements are big enough
 - i. 4" line along N-consider the change in grade
 - ii. Coordinate phases along the way
 - iii. Residential development will be 1st followed by Commercial
 - c. COX-N/S Memorial Fiber to home, E/W along 161st
 - d. OG&E-N of 161st/West of Memorial
 - i. More Easement Space requested

- ii. Eddie will be the Project Manager
 - iii. Consider Topo
 - e. BTC-rear preference
 - i. Consider Topo
 - ii. Will check the easements during platting
- 5. Compare and contrast: NEW PUD– BIXBY CODE





300' Radius

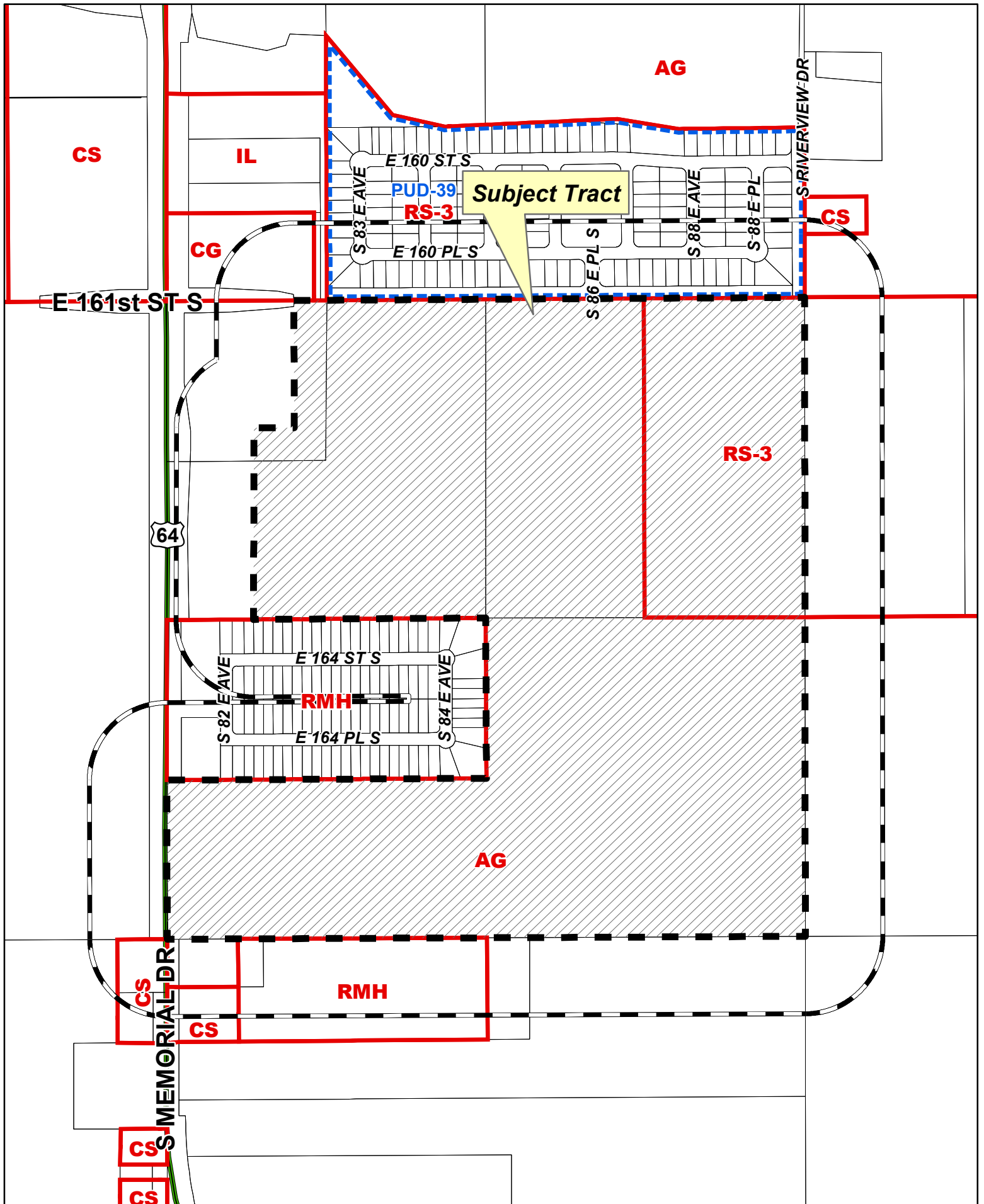


Subject Tract

BXZO-16.08

0 125 250 500
Feet





300' Radius



Subject
Tract

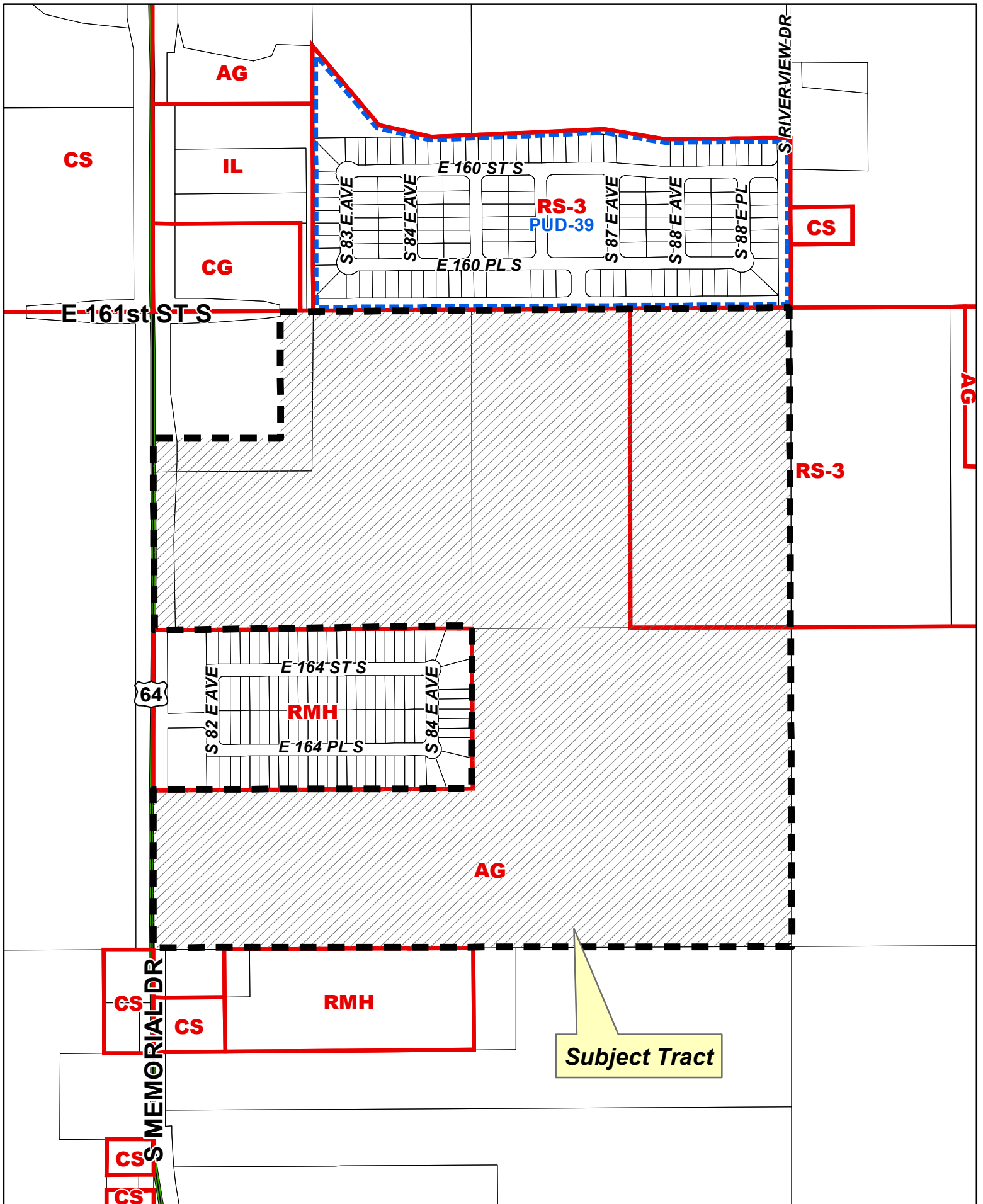
BXZO-16.09

0 125 250 500
Feet

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25 17-13





300' Radius



Subject
Tract

BXPUD-16.05

0 125 250 500
Feet

PC AGENDA 11-21-16 Page 16 of 34



161st & Memorial
A MIXED-USE COMMUNITY FOR
SOUTH BIXBY

Applicant:
Rausch Coleman Homes
4058 N. College Avenue
Fayetteville, AR 72701

Consultant:
McClelland Engineering
4606 S. Garnett Road
Tulsa, OK 74146

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The subject property is located at the southeast corner of 161st and Memorial Avenue and contains approximately 144 acres, described as follows:

The West 360 feet of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) of Section 25 Township 17 North, Range 13 East of the Indian Base and Meridian in Tulsa County, Oklahoma; less the North 526.67 feet of the West 360 feet of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) of Section 25 Township 17 North, Range 13 East of the Indian Base and Meridian in Tulsa County, Oklahoma.

The Northwest Quarter (NW/4) of Section 25 Township 17 North, Range 13 East of the Indian Base and Meridian in Tulsa County, Oklahoma;

less a tract beginning at the Northwest Corner (NWC) of the Northwest Quarter (NW/4) thence east along the section line a distance of 526.67 feet, thence south along a line parallel to the west section line of the section a distance 526.67 feet, thence west along a line parallel to the north section line a distance of 166.67 feet, thence south along a line parallel to the west section line of the section to a point on the south line of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4), thence west along the south line of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) to a point on the west line of the section, thence north along the west line of the section to the point of beginning of Section 25 Township 17 North, Range 13 East of the Indian Base and Meridian in Tulsa County, Oklahoma.



Scope & Concept

161st and Memorial will be a mixed-use community consisting of commercial, office and residential land uses that will complement the activity and investments in south Bixby and the downtown area. Development Area “A” contains approximately 5-acres of land that will be retained at the southeast corner of the intersection for commercial and office development. There is an adjacent 5-acres at the intersection that is being retained by the current land owner, providing a total of 10-acres for future commercial development. Development Area “B” contains approximately 127-acres that will be developed with single-family residences and parks. Not included in the development areas is an approximately 18-acre regional detention pond that will be constructed off-site through a public/private partnership. The exact location and size of the regional detention pond will be determined during the design of the project.

The overall property is bounded by a variety of land uses and zoning districts, including CG, Commercial General; RMH, Residential Manufactured Home Park; RS-3, Residential Single-Family High Density; PUD-39; and AG, Agricultural. The PUD is designed to achieve an appropriate land-use transition from existing residences to the north, south and east, while also placing commercial land uses along the Memorial and 161st corridors.

The development will also include several parks that have been strategically located around the neighborhood, so they are within walking distance of each home. Large, landscaped entries are also proposed along Memorial and 161st to provide attractive gateway features along the 161st St S and Memorial Drive. Additionally, aesthetically pleasing landscaped traffic circles are proposed in four centrally located locations to help reduce vehicle speeds within the development.

The development will include the required rights-of-way for the western half of Riverview Dr, should the City of Bixby decide to extend the roadway to the south in the future. Also included in the provided rights-of-way will be enough space for the City of Bixby to extend the Riverview Dr trail system to the south.

The subject property and more importantly, surrounding developed properties, including the Pecan Park Manufactured Home Park, are subject to periodic flooding. To such an extent that bond money is being allocated to improve drainage problems adjacent to and south of 161st. This PUD presents an important opportunity for a public/private partnership that will stretch taxpayer dollars and address some existing drainage problems. Improvements will include Rausch Coleman paying all costs associated with design work as well as constructing the new drainage system. The City of Bixby will provide the necessary easements and rights-of-way, along with any FEMA associated fees for CLOMR and LOMR if required, to allow these improvements to be installed.

Overall, the proposed PUD is compatible with surrounding land uses. But it's the existing land uses in the area that make this such a great property for a new neighborhood and commercial development. Bixby Middle School is across the street and Bixby High School is only a ¼ mile away, making both schools easily accessible. Further, downtown is less than 1 mile away, making it an attractive shopping and dining location for new residents.

The purpose of a Planned Unit Development is to allow flexibility in zoning standards to produce a development that is compatible with surrounding land uses and provides meaningful spaces for the residents and community. This proposal meets these standards and will be a positive addition to South Bixby.

Development Standards

This PUD shall be governed by the use and development regulations of Bixby Zoning Code expect as provided as follows:

Development Area A (Commercial)

*All interior lots shall be provided access to a public street by access easement approved by the City of Bixby during development or platting review.

	Development Specific	Existing Bixby Zoning Code
Gross Land Area	5.88 Acres	N/A
Permitted Uses	Uses permitted as a matter of right in the CS Zoning District and customary accessory uses. Sexually Oriented Businesses are strictly prohibited within this development.	Zoning Code: 11-7D
Maximum Floor Area Ratio	.50	.50
Maximum Building Heights	Not to exceed 3 stories or 42 feet	Not to exceed 5 stories or 70 feet
Minimum Public Street Frontage	100 Feet	150 feet
Minimum Building Setbacks		
Front Arterial Right-of-Way	50 Feet	50 Feet
Front Non-Arterial Right-of-Way	25 Feet	25 Feet
Rear Adjacent to Residential	20 Feet	64 Feet
From All Other Lot Boundaries	0 Feet	N/A
Minimum Landscaping	15% of Lot Area	15% of Lot Area
Minimum & Maximum Parking Ratio	As per applicable use unit	Variable
Other Bulk and Area Requirements	As required within the CS District	Variable

Development Area B (Residential)

	Development Specific	Existing Bixby Zoning Code
Gross Land Area	128.70 Acres	N/A
Permitted Uses	Uses permitted as a matter of right in the RS Zoning Districts including those uses listed as permissible Accessory Uses, as well as Area Wide Uses by Right.	Zoning Code: 11-7B
Maximum Number of Lots	540	
Minimum Lot Width	60 Feet	65 Feet
Minimum Lot Size	6,600 Square Feet	6,900 Square Feet
Maximum Building Height	2 Stories and 35 Feet	3 Stories and 48 Feet
Off-Street Parking and Front Yard Coverage	Minimum of 2 parking enclosed off-street spaces require per dwelling unit. Off-street parking shall not exceed 50% of the required front yard.	Minimum of 2 parking enclosed off-street spaces require per dwelling unit.
Minimum Livability Space	2,000 Square Feet	4,000 Square Feet
Minimum Setbacks		
Front Yard	20 Feet	25 Feet, not arterial
Rear Yard	20 Feet	20 Feet
Side Yard Abutting Street	15 Feet	17.5 Feet
Side Yard Not Abutting Street	5 Feet	5 Feet
Other Bulk and Area Requirements	As required within the RS Districts	Variable
Minimum Dwelling Size	1,175 Square Feet	N/A
Minimum Masonry First Floor	All home exteriors shall be at least 80% masonry up to the first floor plate line. At least 35% of the masonry shall be brick. Masonry may include James Hardie Board, Stucco, EIFS, Rock, Stone or Brick. Hardie Board will be installed by a certified installer.	All sides of buildings facing public streets shall be full masonry to the first floor top plate, to include brick, stucco, EIFS or similar masonry like product, stone, finished concrete tilt-up panels, or some combination thereof.



Platting

No building permit shall be issued until a subdivision plat has been approved by the City of Bixby, in compliance with the Planned Unit Development concept and development standards. A subdivision plat will be submitted to the City of Bixby after approval of the PUD by the City Council. Covenants shall be established for all platted areas to ensure and maintain a high quality development.

Landscaping and Screening

A landscape plan shall be submitted to the City during the site plan and platting reviews. The plans will be designed to enhance the appearance of both the development and the Memorial Drive and 161st Street corridors.

Development Area "A": The commercial property shall be developed in accordance with Chapter 12, Landscape Requirements and shall also include a 10' landscape area, which extends along the entirety of both abutting street rights-of-way (Memorial Drive and 161st Street), except at vehicular access points.

Development Area "B": The residential property shall be developed in accordance with Chapter 12, Landscape Requirements, including the requirement for a 15' landscape buffer along Memorial Drive. As indicated on the concept PUD plan, both of the main entrances into the residential area shall be landscaped with trees that meet the minimum size requirements outlined in Chapter 12. A landscape bed shall also be provided in front of any subdivision entrance sign. Further, the neighborhood parks depicted in the concept plan shall be installed at the time that adjacent lots are developed and platted.

Tree preservation and removal shall be governed by the standards of Chapter 12.

A 6-foot tall wood-board fence, with evenly spaced columns of stone for aesthetic appeal, shall be installed along the boundary of all residential lots which abut the planned commercial property. This shall be completed prior to occupancy of the homes. Screening within the commercial properties shall be in accordance with City regulations. A 10-foot tall wood-board fence shall be installed along the borders of the existing Pecan Park Manufactured Home Park.

Comprehensive Land Use Plan

The site is located within the jurisdiction of the Bixby Comprehensive Land Use Plan. A modification to the comprehensive land use plan will not be needed, since it is allowed as a part of the PUD. The planned land uses are compatible with surrounding residential land uses, and provide for future commercial development along the Memorial Drive and 161st Street corridors. The plan also locates new single-family homes in close proximity to schools and services within the downtown area.

Grading and Utility Plans

Site grading and utility plans shall be submitted for review during the design phase of the development. All utilities are available to serve this development, including water and sewer. Drainage plans shall be prepared in accordance with City engineering requirements.

City Department Requirements

Unless specified otherwise within the PUD document, the development of this property shall be in compliance with other local, state and federal requirements, including those of the Fire Department and City Engineer.

Streets

Streets shall be constructed in accordance with City regulations. A residential collector street is included as a

part of the development to connect Memorial and 161st St S. Sidewalks will be included throughout the development in accordance with the City regulations. Pedestrian access will also be provided through the residential portion of the development to the commercial portion of the development through one of the on-site parks.

Restrictive Covenants

Restrictive covenants shall be adopted and recorded for the PUD with the subdivision plat. The maintenance of all common areas, including parks and entrances shall be the responsibility of the Homes Owners Association. Minimum floor area and masonry requirements as described herein shall also be included in the filed covenants.

Signs

Commercial signs shall be permitted in accordance with the standards of Use Unit 21 and the CS District for Business Signs.

Residential subdivision entrance signs shall be permitted along Memorial Drive and 161st Street and shall comply with the Bixby Zoning Code.



Phasing

Development will commence upon approval of the PUD, preliminary plat and construction plans, in accordance with City regulations. The development of each phase is subject to changes in market conditions, but will generally follow the schedule outlined below:

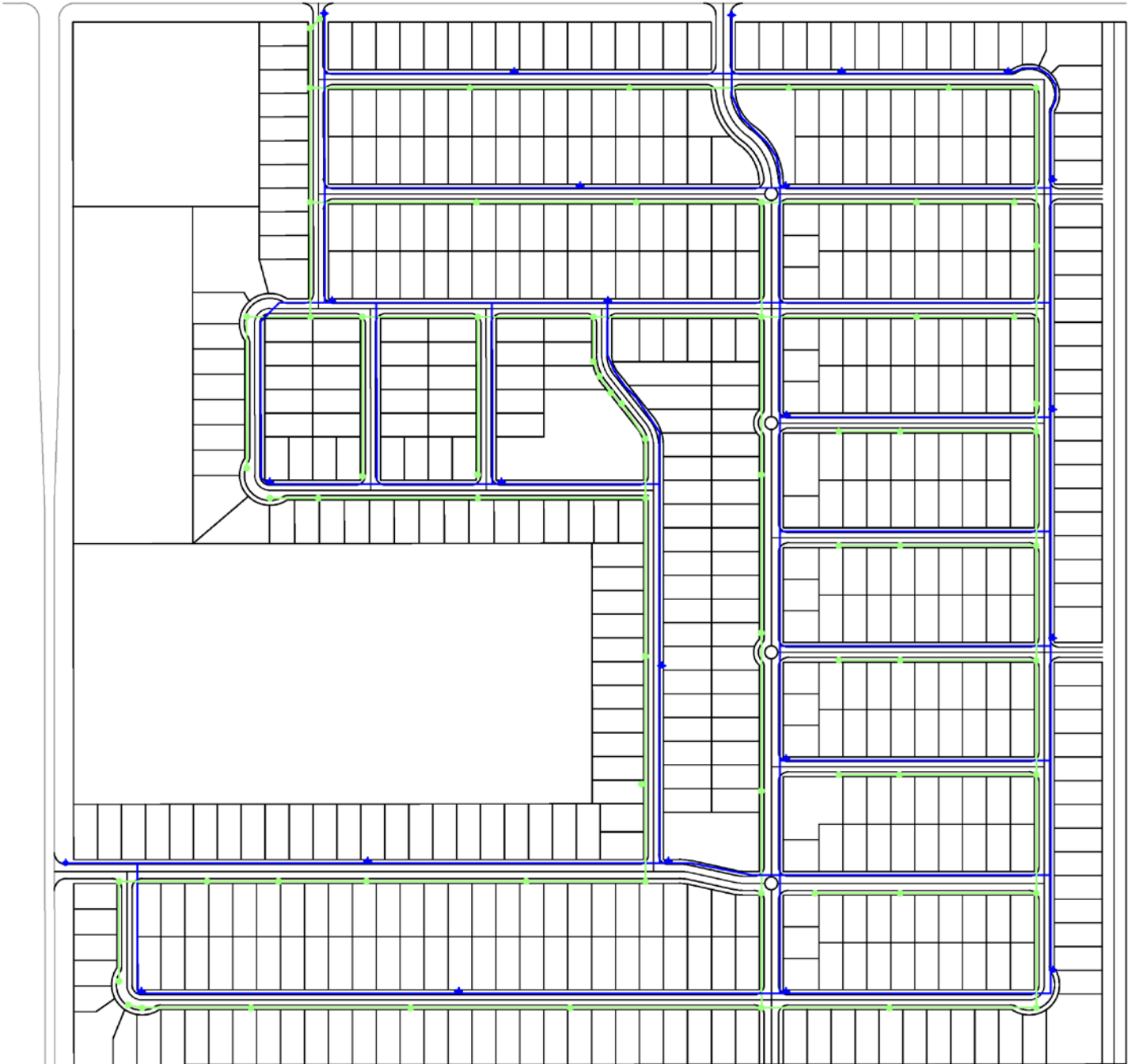
Phase 1: 2017	Phase 6: 2022
Phase 2: 2018	Phase 7: 2023
Phase 3: 2019	Phase 8: 2024
Phase 4: 2020	Phase 9: 2025
Phase 5: 2021	Phase 10: 2026

The commercial area will likely be developed during one the above phasing schedules. However, market conditions could expedite development or result in the commercial area being developed lot by lot, by individual developers.

Concept Phasing Plan



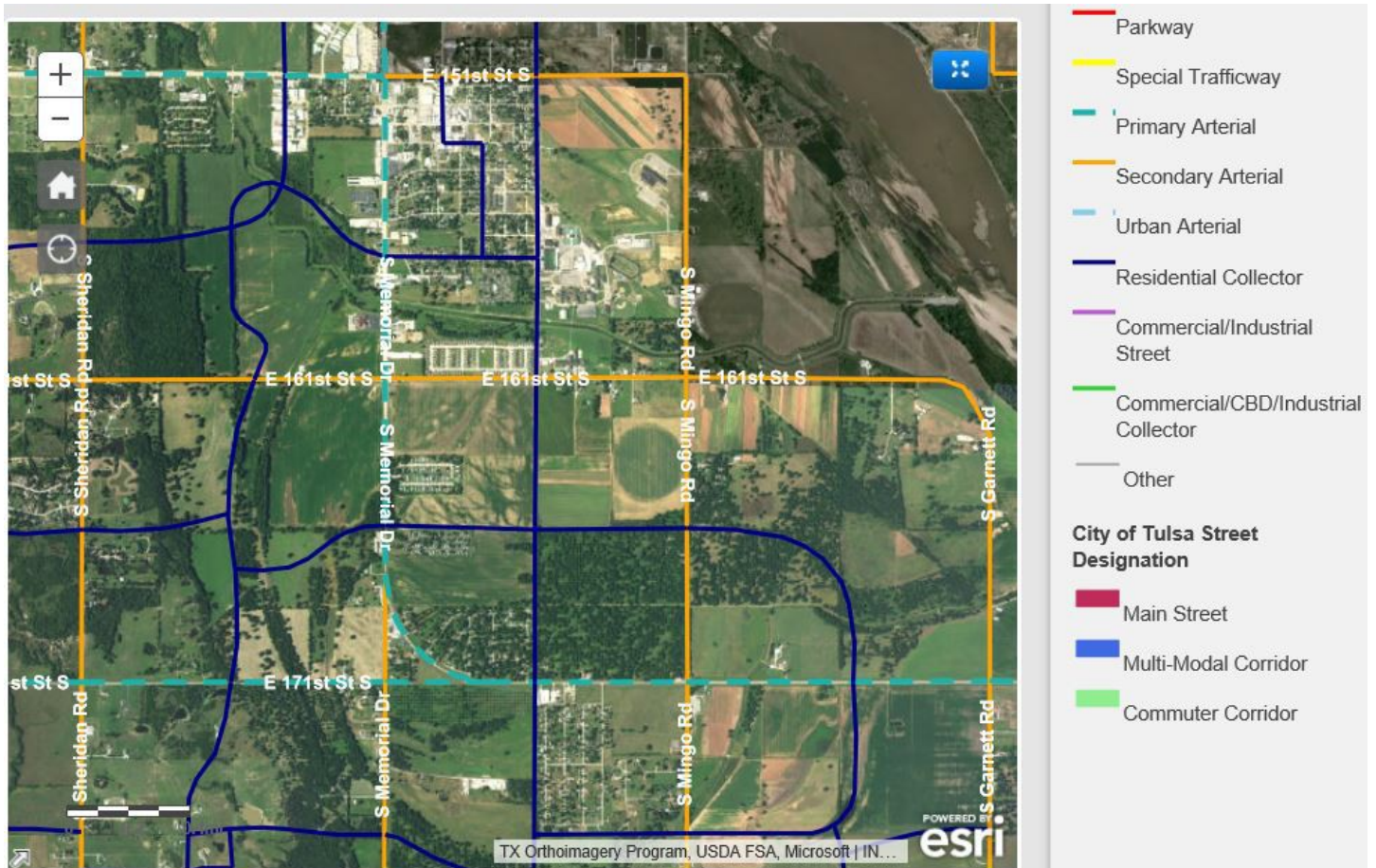
Utility Plan



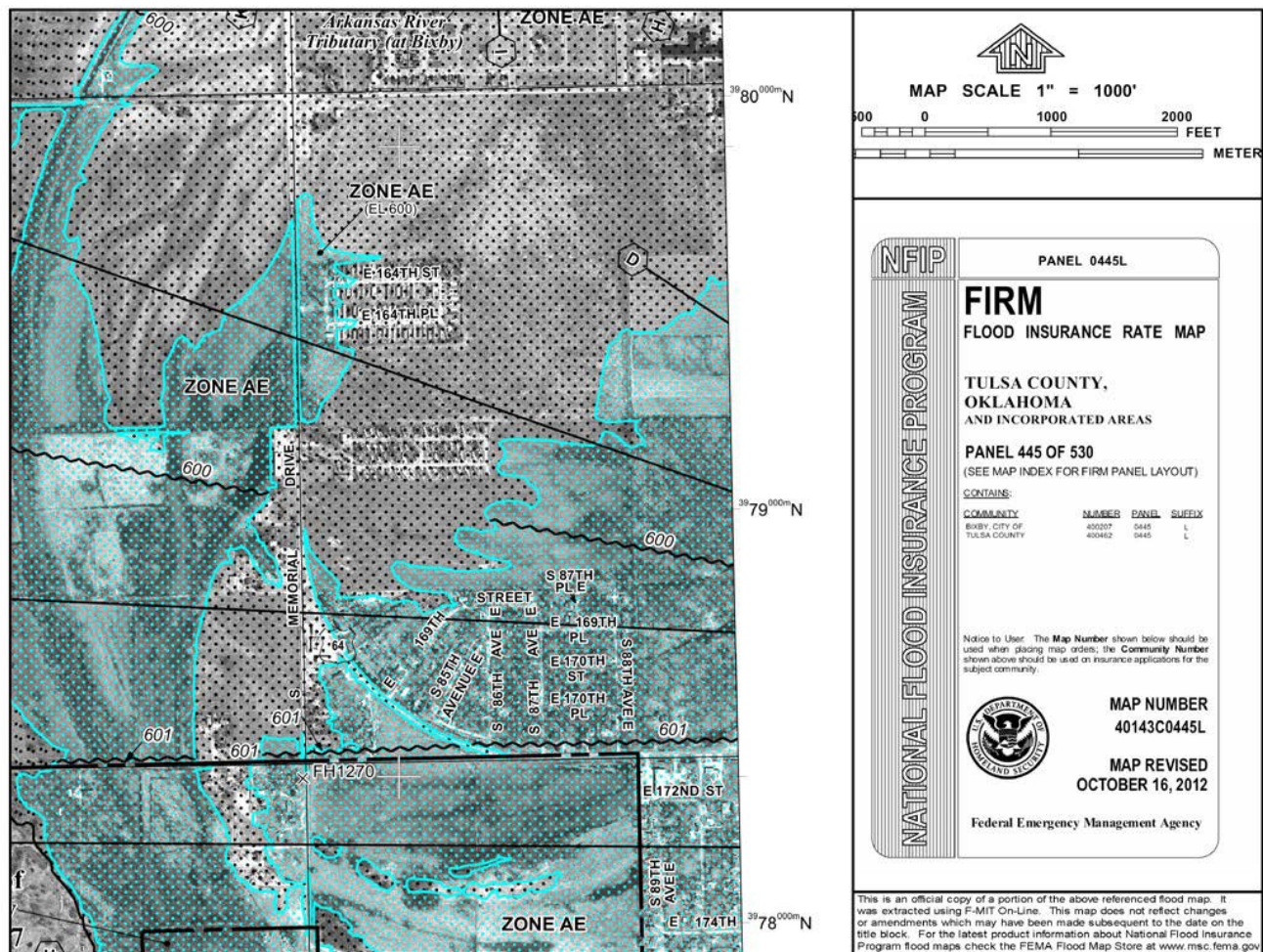
Existing Zoning Map



Major Street and Highway Plan



Floodplain Map



Elevations





Final Network 9/10/2015

Tulsa Regional Bicycle & Pedestrian Master Plan

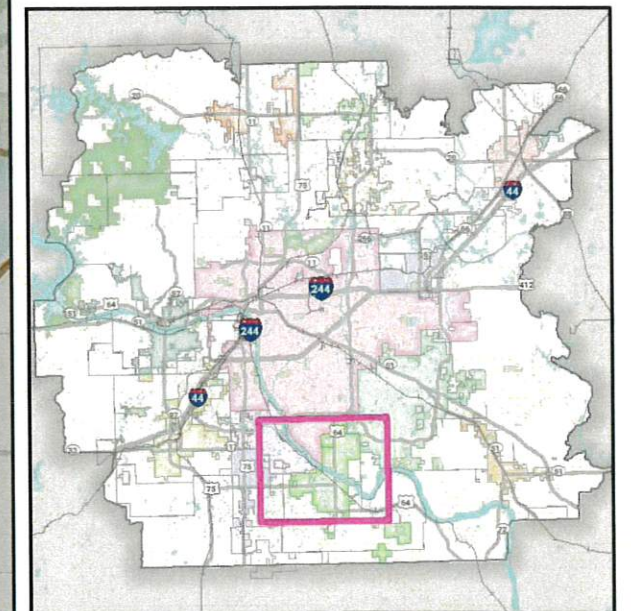
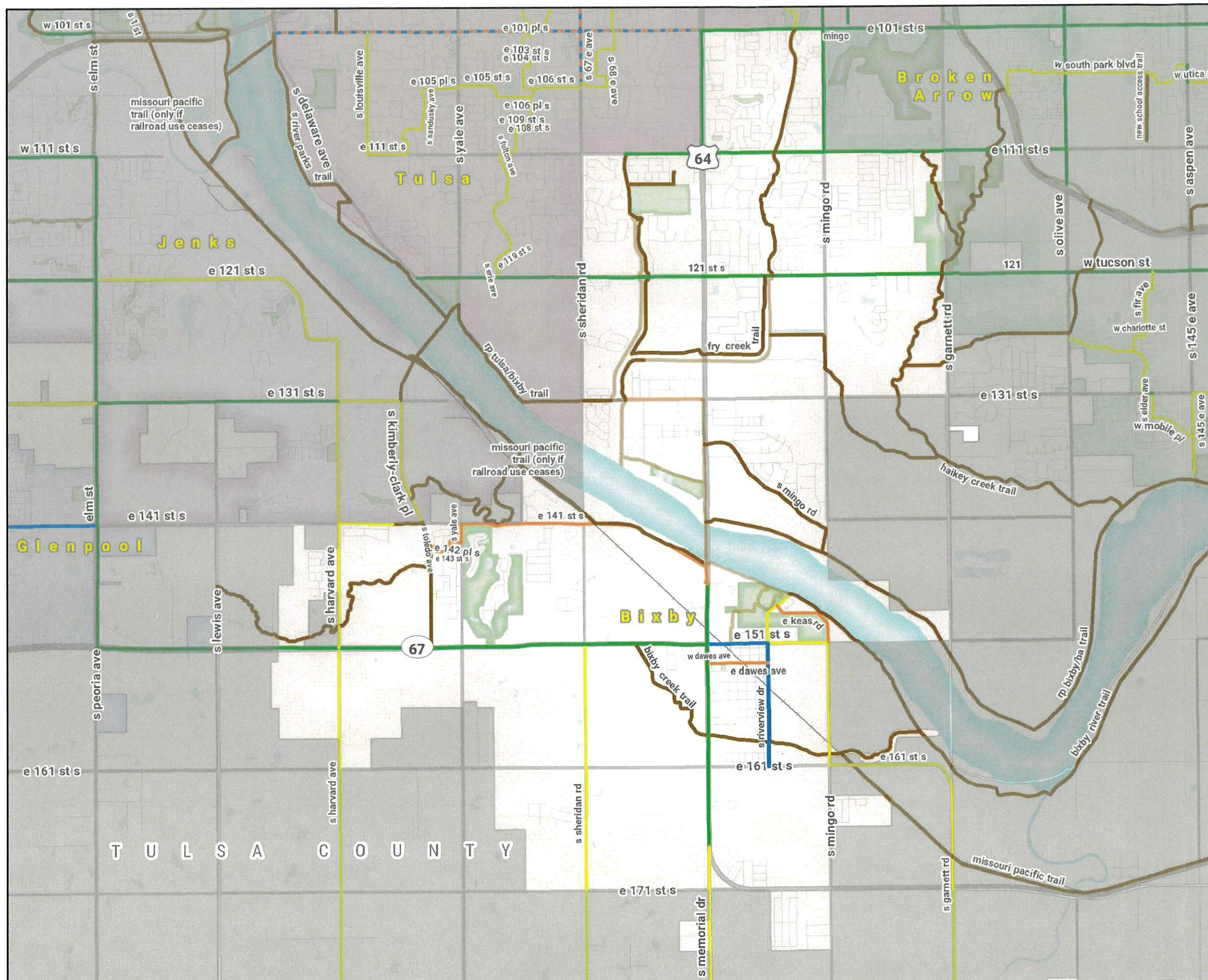
Bixby

Recommendations

-  Trail
-  Sidepath
-  Bike Lane
-  Shared Lane Marking
-  Signed Route

Existing Facilities

-  Trail
-  Shared Lane Marking



Date: 9/10/2015

Bixby Planning Commission

~ MEETING PROCEDURES ~ THANK YOU FOR YOUR PARTICIPATION

The Planning Commission generally receives public input on applications involving a change in land use and not in its reviews of administrative matters, such as consent agenda items, plat reviews or other ministerial matters. In order to conduct its public hearings in an orderly manner, we ask that you abide the following rules:

- 1) The Commission will first hear from the Staff:
 - a. Explanation of the proposed item
 - b. Physical facts of the property under application
 - c. Surrounding property and a
 - d. Presentation of the Staff's recommendation.
- 2) The Commission will hear the applicant's presentation (not to exceed 10 minutes).
- 3) The Commission will open the public hearing portion and hear from any interested parties.
 - a. THOSE WISHING TO SPEAK MUST SUBMIT A 'REQUEST TO ADDRESS COMMISSION' FORM
 - b. Each speaker will have up to 5 minutes.
 - i. There will be no sharing of minutes.
 - ii. One (1) opportunity to speak.
 - iii. The hearing will be limited to 30 minutes or less (per public hearing item)
 - c. Please, for the public record, if you do choose to speak
 - i. State your name and
 - ii. State your address.
 - iii. All comments must be relevant to the agenda item.
 - iv. All comments and questions must be addressed to the Commission and not to the applicant or others in attendance.
- 4) The Commission will close the public hearing portion.
- 5) The Commission will hear the applicant's rebuttal, if any, not to exceed ten (10) minutes.

During the hearing, the Commission reserves the right to waive or extend the time limitation prescribed in this rule, provided the consent of the commissioners is granted "without objection" or by a majority of the Commissioners present. The Commission may ask questions of staff, the applicant or interested parties. In the room are representatives of the Legal Department and the City of Bixby Staff. We do have a taping system; therefore, please direct all of your comments into the microphone.